



Zoning Home Occupation Application

Date: _____ Email Address: _____

Applicant Name: _____ Phone # _____

Address: _____ City: _____ State: _____ Zip: _____

Property Owner: _____ Phone # _____

Address: _____ City: _____ State: _____ Zip: _____

Site Location: _____ Subdivision: _____

Description of Home Occupation: _____

Gross floor area of Home Occupation: _____

NOTE: COVENANT RESTRICTIONS MAY EXIST AND THE MOST RESTRICTIVE REGULATIONS SHALL APPLY.
IS THIS A PART OF A HOMEOWNER ASSOCIATION? YES/NO IF SO HOA APPROVAL MUST BE ATTACHED.

FOR OFFICE USE ONLY

Tax Map Number: _____

General Standard's checklist completed YES/NO

Zoning Designation & other notes:

Zoning Official _____ Date _____

The undersigned acknowledge any information given incorrectly, erroneous or incomplete shall render this document, and therefore, any permit issued null and void. I further understand that the Lancaster County Zoning Department can not intervene in contract and /or liability disputes.

Any information provided on this document may be subject to the South Carolina Freedom of Information Act and may be disclosed to third parties in accordance with applicable law.

5.4.2 HOME OCCUPATION [AR, RR, RN, MH, LDR, MDR, UR, HDR, RMX, MX, IMX]

1. What is the square footage of the residence, excluding garage area?

1st Floor _____ 2nd Floor _____ TOTAL _____

2. What exterior and/or interior changes to your dwelling would occur as a result of this home occupation?(Architectural drawings may be required) _____
_____.

3. Will the home occupation be housed in new or existing building(s)? _____

4. If an accessory building is used, what is the total square footage of that structure? _____

Describe the structure (garage, shed, pole barn, etc.) _____

5. What is the total square footage dedicated for use by the home occupation in the residence, garage, and/or accessory building(s)? _____ List all accessory buildings to be used (i.e.; garage, shed, etc.) and total square footage for each: _____

6. What materials will be stored on site? _____

7. Any of these hazardous materials? Yes No If yes, specify types: _____

8. What are the anticipated hours of operation? _____

* * * * *

HOME OCCUPATION: STANDARDS (UDO Section 5.4.2)

Please initial at the end of each section.

A. General Standards.

1. Any internal or external modifications, either permanent or accessory, that will make the dwelling appear less residential, either in nature or function, are prohibited. The dwelling and site must remain residential in appearance and characteristics.

2. The home occupation must be conducted within the dwelling or permitted accessory structure. It shall not exceed 25 percent of the gross floor area of the dwelling or 500 square feet, whichever is greater.

3. The home occupation shall not be operated by any person other than residents living in the dwelling, and shall not employ more than one non-resident of the dwelling for employment at the dwelling.

4. No equipment, material, or process shall be used in any such home occupation that produces or emits any additional noise; increased vibration; intensified lighting or glare; smoke, dust, or other particulate matter; excessive heat or humidity; blight or unsightliness; gas, fumes, or odor; increased electrical interference; or any other nuisances, hazards, or objectionable conditions detectable at the boundary of the lot, if the occupation is conducted in a detached dwelling unit, or outside the dwelling unit, if conducted in an attached dwelling unit. Explosive or highly flammable materials and toxic or hazardous waste are not permitted.

A. General Standards (continued)

5. Hours of operation for deliveries, clients, and operation of mechanical or electrical equipment shall be limited to the hours between 7:00 a.m. to 8:00 p.m.
6. One non-illuminated sign of two square feet in area or smaller is allowed. The sign must be attached to the dwelling and must be compatible with the building architecture and materials.

7. Traffic, Parking, and Vehicles

- a. No vehicular traffic may be generated by the home occupation business in greater volumes than would reasonably be expected in the residential neighborhood, nor may it create unreasonable parking or traffic congestion for the residents of the immediate neighborhood. Any parking or traffic of such character, intensity, or continued duration that substantially interferes with the comfortable enjoyment of private homes by persons of ordinary sensibilities shall be considered unreasonable.
- b. Commercial vehicles and semi-tractor trailers shall not access a property from a shared driveway. If parked or stored within 100 feet of any property or right-of-way line, commercial vehicles or trailers shall be fully screened by a solid wood or vinyl fence, or masonry wall, berm, or opaque evergreen landscaping.
- c. Any parking associated with the home occupation shall occur on the premises and not within a public or private right-of-way. Any parking in the front yard shall be as per the requirements of Section 7.2.5.A.10, and screened in accordance with the requirements of Section 5.4.2.A.7.b, above, regardless of distance from any property or right-of-way line. Additional parking may be provided in the side and rear yards.

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B. Additional Standards

1. **Personal Services.** Personal services, including cosmetic services, salons, barber shops, and non-permanent makeup services, but not including nail salons, may be permitted provided they comply with all of the following:
 - a. Shall Meet all applicable state requirements;
 - b. Any exterior entrance/exit to an area of the principal building shall be on the side or rear of the building;
 - c. Only incidental sales of cosmetic and hair products shall be allowed on the premises;
 - d. No more than one barber/styling chair, and no more than two hair drying chairs shall be permitted;
 - e. All barber/styling chairs and hair drying chairs shall be located together in either the main dwelling or within an accessory building, and shall not be split between said buildings; and
 - f. All service professionals shall include copies of their State professional licenses (if applicable) in the home occupation application submittal.
2. **Group Instruction Services.** Group instruction services, including but not limited to teaching art, dance, music, and tutoring may be provided so long as the group does not exceed four persons at any time. Additionally, adequate parking must be provided onsite for both the residents of the dwelling and the maximum number of clients receiving instructional services; however, said parking for clients is not required to be permanent.

3. Independent Contractors. Independent contractors include, but are not limited to, electric or plumbing contractors, landscapers and similar businesses that have employees and require the storage of commercial vehicles or equipment on the property. These businesses may be permitted provided that they comply with all of the following:

a. The property upon which the home occupation will be located must be zoned either **AR, RN, RR, LDR or MH** district;

b. When located within an accessory building(s), the floor area of the home occupation shall not cumulatively exceed 3,000 square feet or 75 percent of the gross floor area of the principal dwelling, whichever is greater;

c. Any goods or materials, but not vehicles or equipment, associated with the home occupation shall be stored entirely within an enclosed structure on the premises, or screened from view of any street, public or private right-of-way, or adjacent property by an opaque evergreen screen or fence;

4. Retail Sales. Onsite retail sales conducted directly from the home (not including internet sales business) shall be limited to the sale of handmade items grown or produced on-site such as: arts and crafts, clothing, foodstuffs, furniture, and/or jewelry.

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C. Uses Prohibited as Home Occupations:

The following uses are prohibited as home occupations because the nature of their operation has the tendency to impair the use and value of properties in a residential district:

1. Automotive uses (see Section 2.5.3 Use Table)

2. Civic Uses (see Section 2.5.3 Use Table)

3. Commercial/Entertainment uses (see Section 2.5.3. Use Table), except for those specific retail uses permitted by Section 5.4.3.B;

4. Educational/Institutional uses (see Section 2.5.3 Use Table), except for Child/Adult Daycare Home (5 or fewer persons) and Studio;

5. Halfway Homes;

6. Industry/Wholesale Storage uses (see Section 2.5.3 Use Table)

7. Infrastructure uses (see Section 2.5.3 Use Table), except for Artist Studio/Light Manufacturing Workshops;

8. Lodging uses (see Section 2.5.3 Use Table);

9. Office/Services uses (see Section 2.5.3 Use Table), except for Personal Services permitted by Section 5.4.3.B, Business Support Services, and Professional Services; and,

10. Residential Care facilities.

Initial here _____

D. Grandfathered Home Occupations

1. Home occupation permits issued prior to the effective date of this section shall be grandfathered. However, any subsequent home occupation permit issued at the same address must be in conformance with these standards.
2. Any expansion of a grandfathered home occupation shall be in compliance with the standards of Section 5.4.2.
3. Any change of a grandfathered home occupation to a different home occupation shall require that the new home occupation be in compliance with the standards of Section 5.4.2.

Initial here _____

* * * * *

I CERTIFY THAT THE ABOVE INFORMATION IS CORRECT, THAT I AM THE RESIDENT OF THE IDENTIFIED PREMISES, AND I AGREE TO COMPLY WITH ALL PROVISIONS OF THIS FORM.

THE HOME OCCUPATION PERMIT BECOMES VOID UPON A VIOLATION OF ANY PROVISION CONTAINED HEREIN OR TERMINATION OF THE APPLICANT'S RESIDENCY. THE PERMISSION HEREBY GRANTED IS NOT TRANSFERABLE TO ANY OTHER RESIDENT, ADDRESS, OR OTHER OCCUPATION.

_____	_____	_____
Property Owner Signature	Print Name	Date
_____	_____	_____
Applicant Signature	Print Name	Date

STATE OF SOUTH CAROLINA

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ (date) by _____ (name of person acknowledged).

Notary Public

Print Name: _____

My commission expires:
